



HUDSON
MOODY

26 Station Road, Upper Poppleton, York YO26 6PY

A spacious traditional three bedroom SEMI-DETACHED FAMILY HOUSE with extension to the rear, situated in the popular and convenient village of UPPER POPPLETON within easy reach of York city centre.

- Extended Traditional Semi-Detached House
- Open Plan Living Area comprising Dining Room, Sitting Room and Garden Room
- Fitted Kitchen. Ground Floor WC.
- Two Double Bedrooms
- Single Bedroom / Study
- Modern Shower Room. Separate WC.
- Single Garage
- Extensive Gardens
- Good Local Shops and Amenities

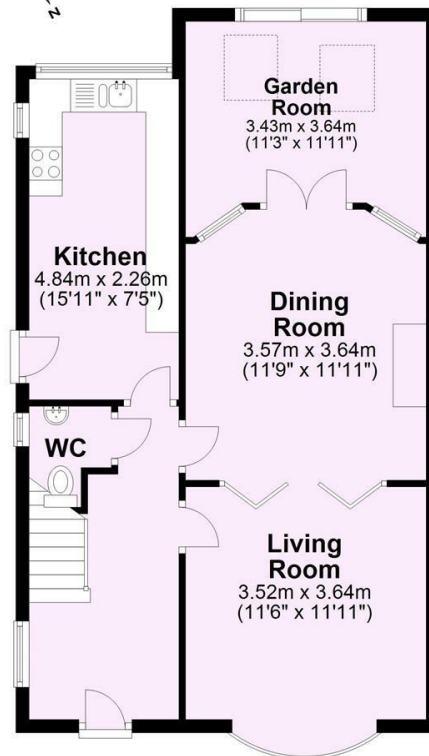
Guide Price £425,000

Tenure: Freehold

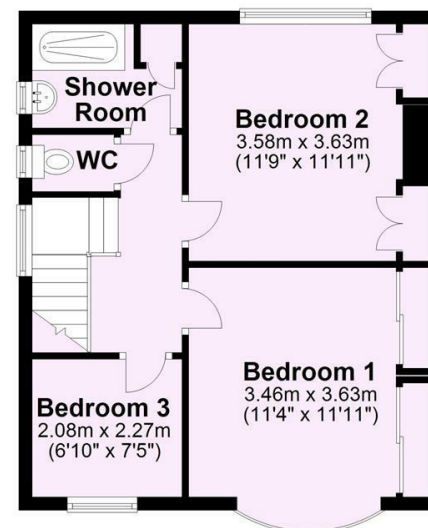
Council Tax Band: C



Ground Floor
Approx. 61.5 sq. metres (662.3 sq. feet)



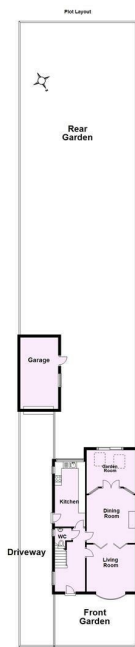
First Floor
Approx. 43.2 sq. metres (464.5 sq. feet)



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		80
	59	
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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